139.0	0006	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,292,300 / 1,292,300
					USE VALUE: 1,292,300 / 1,292,300
					ASSESSED: 1,292,300 / 1,292,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SELUTA ANTHONY J & MAUREEN
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	116 JASON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SELUTA ANTHONY J & MAUREEN -
Owner 2:	TRS/116 JASON ST TRUST -
Street 1:	116 JASON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,382 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 3378 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8382.000	682,100	5,900	604,300	1,292,300
Total Card	0.192	682,100	5,900	604,300	1,292,300
Total Parcel	0.192	682,100	5,900	604,300	1,292,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.56 | /Parcel: 382.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 89512

GIS Ref

GIS Ref

Insp Date 11/08/18

PREVIOUS ASSESSMENT

Parcel ID 139.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	682,100	5900	8,382.	604,300	1,292,300	1,292,300	Year End Roll	12/18/2019
2019	104	FV	497,600	5900	8,382.	637,900	1,141,400	1,141,400	Year End Roll	1/3/2019
2018	104	FV	497,600	5900	8,382.	470,000	973,500	973,500	Year End Roll	12/20/2017
2017	104	FV	466,500	5900	8,382.	449,900	922,300	922,300	Year End Roll	1/3/2017
2016	104	FV	466,500	5900	8,382.	416,300	888,700	888,700	Year End	1/4/2016
2015	104	FV	415,200	5900	8,382.	349,200	770,300	770,300	Year End Roll	12/11/2014
2014	104	FV	415,200	5900	8,382.	341,100	762,200	762,200	Year End Roll	12/16/2013
2013	104	FV	432,200	5900	8,382.	325,000	763,100	763,100		12/13/2012

!10772!

PRINT

Date	Time
12/11/20	01:02:52

LAST REV

Date	Time
12/30/19	15:35:26

danam

10772

USER DEFINED

Prior Id # 1:	89512
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SELUTA ANTHONY	73564-429		10/31/2019	Convenience	1	No	No		
SELUTA ANTHONY	49504-116		5/25/2007	Family	10	No	No		
	14880-125		1/1/1983		129,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2019	1522	Insulate	4,500	C				
9/26/2019	1523	Insulate	11,100	C				
6/27/2016	889	Re-Roof	13,650					
8/18/2014	1020	Manual	9,400		8/18/2014			Replace front exte
8/4/2006	650	New Wind	5,200					
1/15/2002	21	Redo Kit	34,059	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	163	PATRIOT
12/18/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	264	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8382		Sq. Ft.	Site		0	90.	0.80	10									604,311						604,300	

Total AC/HA: 0.19242 | Total SF/SM: 8382 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 604,311 | Spl Credit | Total: 604,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96083480
Const Adj.:	0.99989998
Adj $ / SQ:	163.326
Other Features:	136000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	838004
Depreciation:	155869
Depreciated Total:	682135

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	2
1	5	2	1
Totals			
2	13	6	

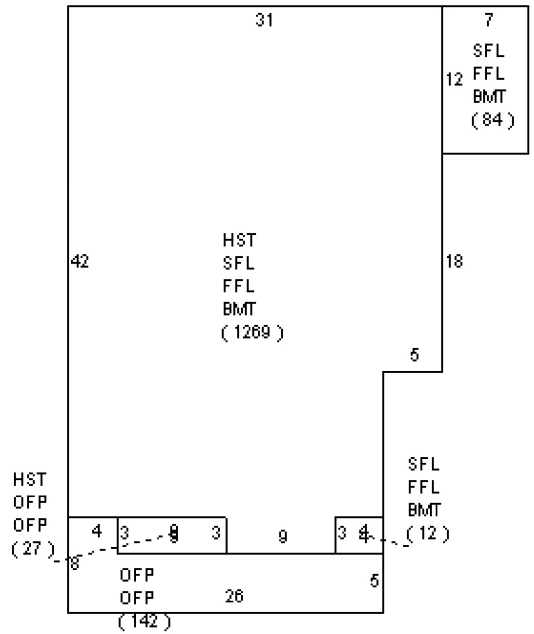
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	179.66
Special Features:	0	Val/Su Net:	134.25
Final Total:	682100	Val/Su SzAd	201.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,365	49.000	66,882
FFL	First Floor	1,365	163.330	222,939
SFL	Second Floor	1,365	163.330	222,939
HST	Half Story	648	163.330	105,835
OFP	Open Porch	338	21.380	7,226

Net Sketched Area:	5,081	Total:	625,821
Size Ad	3378	Gross Are	5729	FinArea	3378
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X22	A	AV	1930	20.17	T	40	104			5,900			5,900

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900